

106 Talbot Road, Swan View, WA 6056

THE AGENCY

House For Sale

Wednesday, 17 April 2024

106 Talbot Road, Swan View, WA 6056

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 720 m2

Type: House



Shane Schofield
1300243629

UNDER OFFER

**** Home Open Sunday 21/4 at 12.30-1pm ****This beautifully maintained large family home is an absolute gem for growing families seeking space, style and easy care interiors. Gracing a generous block of 720m², this practical family home provides a welcome environment for the family to flourish. Warmly inviting with large format tiles in all living areas and a neutral grey colour scheme throughout, the home's light filled layout welcomes relaxed enjoyment. A large formal lounge and dining sit proudly at the front of the home with access through to the kitchen, allowing entertaining to be a breeze. Showcasing elevated views, the master bedroom also sits at the front of the home and boasts a walk in robe plus a sizeable en-suite with a shower, a toilet and a vanity. The neat and tidy kitchen is complemented by a long breakfast bench that opens up to the family room. The perfect space for family frivolity whilst everyone is gathered around. The kitchen displays a very user friendly floorplan with heaps of under bench cupboard space plus a built in pantry. A spacious meals area is adjacent to the kitchen allowing for fun filled family dinners. Double glass sliding doors open up to the outdoor living space with a large entertaining area and a terraced back yard. Three king sized bedrooms all boasting ample built in robes plus a family bathroom and laundry can be found down a central hallway to the side of the home. All of the windows have vertical blinds for added privacy and temperature control as well. Here are just some of the many features on offer in this fantastic family sized home; -Neutral grey colour scheme with dark grey feature walls giving the home an on-trend feel -Large format grey tiles throughout the living areas -Generous double carport with easy access to the front door -Large main bedroom looking out over the garden -En-suite has a recessed shower, a vanity and a toilet -Walk in robe in master bedroom with shelf and rail -Front hallway has a linen cupboard for extra storage -Large cut out in wall to open up lounge to the hallway -Formal lounge and dining at the front of the home -Access through to the large kitchen through the dining area -Vertical blinds plus curtains on all front windows -Neutral beige carpets in all four bedrooms -Light and bright, open plan meals, kitchen and living area -Double sliding door in family through to the back yard -Gas bayonet in family room for heating -Spacious kitchen with gas hotplates, electric oven and double sink -Heaps of under bench cupboard space plus a large built in pantry -Downlights in bulkhead over the kitchen sink for extra lighting - Downlights in living, dining and kitchen giving a modern feel -Vertical blinds on all windows in living and bedrooms -Large fridge recess perfectly placed for access for after school snacks -Family sized meals area for even the largest of family gatherings -Minor bedrooms are all king size with built in robes -Family bathroom has a shower, a bath and a vanity -Laundry lies at the end of the hallway with access to outside -Great outdoor entertaining area on the back of the home -Terraced backyard with lawn area for the kids to play -Wide access down both sides of the home with gates on both sides -Great sized outdoor shed in back corner of the property -Ducted air conditioning throughout the home -Rheem instantaneous gas hot water system -Shire rates are approx. \$2,470 per annum (subject to change) -Close to the Swan Valley wine region -Only 2.5km to Swan View High and Primary schools -A short distance to Swan View Shopping Centre and Darling Ridge shops -Less than 20 minute drive to Perth International Airport -John Forrest National Park is nearby with lots of walking trails. This home ticks all of the boxes for a fantastic family friendly home. - The rear patio is not Shire approved and is sold "as is" This one definitely wont last long in this market so make sure you contact Shane today. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.